

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
April 15, 2008**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

**PRESENT:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright,  
Martinez, Gray

**ABSENT:** Hawkins, R. Valadez

3. Director's Report.
4. Approval of April 1, 2008 Minutes.

**1:00 PM – Public Hearing**

**Chairman Sherrill stated Zoning Case No. Z2008100 and Z2008114 have been postponed as per the applicant's request and Zoning Case No. Z2008131 has been withdrawn.**

**CONSENT ZONING**

Commissioner Gadberry made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak in opposition on the said cases: item 10, 11, 13, 20, 23, 24 and 26. The motion was seconded by Commissioner Robbins.

**5. ZONING CASE NUMBER Z2008119 (Council District 4):** The request of City of San Antonio, Development Services Department, Applicant, for Hold'em Investments, LP, Owner(s), for a change in zoning from "R-20" Residential Single-Family District to "RP" Resource Protection District on 0.77 acre tract of land out of CB 4191, 3012 West Jett Road. Staff recommends approval.

This case was approved by consent.

Staff stated there were 12 notices mailed out to the surrounding property owners, 3 returned in opposition and 1 returned in favor. Staff mailed 80 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2008118 S (Council District 1):** The request of Villa Finale, A National Trust Historic Site, Applicant, for National Trust for Historic Preservation, Owner(s), for a change in zoning from H HE "RM-4" RIO-4 Historic Exceptional Residential Mixed Historic District, River Improvement Overlay District-4 to H HE "R-4" S RIO-4 Historic Exceptional Residential Single-Family Historic District, River Improvement Overlay District-4 with a Specific Use Authorization to allow a Museum on Lots 1, 2, and 3, NCB 745, 401 King William. Staff recommends approval.

This case was approved by consent.

Staff stated there were 24 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from King William Association. Staff mailed 41 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**  
**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2008127 CD (Council District 7):** The request of Victor Cuellar Jr., Applicant, for Victor Cuellar Jr., Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "R-4" CD (CD -Two-Family Dwelling) Residential Single Family District with a Conditional Use for a Two-Family Dwelling on Lot 12, Block 17, NCB 8388, 832 Zachry Drive. Staff recommends approval.

This case was approved by consent.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Donaldson Terrace Neighborhood Association. Staff mailed 33 notices to the Planning Team.

### **COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**

**NAY: None**

### **THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2008109 CD (Council District 3):** The request of Jose Alonzo, Applicant, for Jose Alonzo, Owner(s), for a change in zoning from "I-1" General Industrial District and "MF-33" Multi-Family District to "C-2NA" (CD-Auto and Light Truck Repair) Commercial District, Nonalcoholic Sales with a Conditional Use for Auto and Light Truck Repair on Lot 702, NCB 9484, 3110 Pleasanton Road. Staff recommends approval with conditions.

This case was approved by consent.

Staff stated there were 23 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

### **COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**

**NAY: None**

### **THE MOTION CARRIED**

**9. ZONING CASE NUMBER Z2008129 (Council District 10):** The request of Brown, P. C., Attorneys at Law, Applicant, for Yantis Corporation, Owner(s), for a change in zoning from "QD" S Quarry District with Specific Use Authorization for Blasting and Asphaltic Concrete to "C-2" Commercial District on 3.229 acres out of NCB 34963, 5425 North Loop 1604 East. Staff recommends approval.

This case was approved by consent.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

### COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray

**NAY:** None

### THE MOTION CARRIED

**10. ZONING CASE NUMBER Z2008133 S (Council District 10):** The request of Billy Hill, Applicant, for Roellen Gin Company, Inc., Owner(s), for a change in zoning from "C-3" General Commercial District to "C-3" S General Commercial District with Specific Use Authorization for a Contractor's Facility on south 183.63' of Lot 2, Block 1, NCB 16483, 9999 Perrin Beitel Road. Staff recommends approval.

This case was approved by consent.

Andy Guerrero, representative, stated he would like to amend his request to "C-3NA" S.

Staff stated there were 12 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Sun Gate Neighborhood Association.

### COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray

**NAY:** None

### THE MOTION CARRIED

**11. ZONING CASE NUMBER Z2008136 CD (Council District 5):** The request of Adolph E. Guzman, Applicant, for James L. Jackson, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-2NA" CD (CD-Auto Repair) Commercial, Nonalcoholic Sales District with a Conditional Use for Auto Repair on Lots 3, 4, 5 and 6, Block B, NCB 8651, 106 and 106-1 Alta Sita. Staff recommends approval.

This case was approved by consent.

Staff stated there were 25 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Gadberry and seconded by Commissioner Robbins to recommend approval

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

12. Consideration of a request initiated by Councilmember Mary Alice Cisneros, District 1, requesting a zoning amendment to the Unified Development Code regarding the IDZ (Infill Development Zone) zoning district.

Steve Drenner, representative, spoke in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Westheimer and seconded by Commissioner Wright to recommend approval.

(A verbal vote was taken)

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**

**NAY: None**

**THE MOTION CARRIED**

13. **ZONING CASE NUMBER Z2008097 (Council District 4):** The request of M. F. H. Inc., Applicant, for M. F. H. Inc., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-33" Multi-Family District on Lot 23, Block 5, NCB 15414, 505 Tarasco Street. Staff recommends approval.

Albert Belton, representative, stated he would like to request a continuance.

Staff stated there were 47 notices mailed out to the surrounding property owners, 7 returned in opposition and 0 returned in favor and no response from Rainbow Hills Neighborhood Association.

### COMMISSION ACTION

The motion was made by Commissioner Myers and seconded by Commissioner Martinez to recommend a continuance until June 17, 2008.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray

**NAY:** None

### THE MOTION CARRIED

**14. ZONING CASE NUMBER Z2008135 (Council District 7):** The request of Jerry Arredondo, Applicant, for Ruben Yanez, Jr., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2NA" Commercial, Nonalcoholic Sales District on Lot 12, Block 21, NCB 17971, save and except .030 acres out of NCB 17971, 6700 Block of John Marshall Road. Staff recommends approval.

Jerry Arredondo, representative, stated he would like to request a two-week continuance.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 11 notices to the Planning Team.

### COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Martinez to recommend a continuance until May 6, 2008.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray

**NAY:** None

### THE MOTION CARRIED

**15. ZONING CASE NUMBER Z2008128 CD (Council District 2):** The request of Brown, P. C., Attorneys at Law, Applicant, for Boralis, Inc., Owner(s), for a change in zoning from "R-5" Residential Single-Family District to "C-2" CD (CD- Storage - Outside) Commercial District with a Conditional Use for a Storage - Outside (Screening From Public ROW and Adjacent Property Required) on 4.076 acres out of NCB 10780, 3200 Block of Southeast Loop 410. Staff recommends approval.

Patrick Christensen, representative, stated he would like to request a two week continuance.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and Lower Southwest Side Neighborhood Association is currently working the applicant.

### COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend a continuance until May 6, 2008.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray

**NAYS:** None

### THE MOTION CARRIED

**16. ZONING CASE NUMBER Z2008125 (Council District 9):** The request of Jaime Arechiga, Applicant, for Archstone Construction, Ltd c/o Jaime Arechiga, Owner(s), for a change in zoning from "O-2" Office District to "C-2" Commercial District on Lots 1, 2 and 3, Block 20, NCB 11736, 1702, 1710 and 1718 Anchor. Staff recommends approval.

Phil Buckley, owner, stated he would like to request a two week continuance.

Staff stated there were 17 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Lockhill Estates Home and Property Association and Greater Harmony Hills Neighborhood Association.

### COMMISSION ACTION

The motion was made by Commissioner Wright and seconded by Commissioner Robbins to recommend a continuance until May 6, 2008.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray

**NAYS:** None

### THE MOTION CARRIED

**17. ZONING CASE NUMBER Z2008134 (Council District 9):** The request of Pulman, Cappucio & Pullen, LLP, Applicant, for Twelve Gauge Investments, LP, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-25" Multi-Family District on Lot 9, Block 2, NCB 16053, 14010 Brook Hollow. Staff recommends denial.

Grant Gaines, representative, would like to request a two-week continuance.

**Chairman Sherrill stated this case is pulled for consideration.**

**18. ZONING CASE NUMBER Z2008117 (Council District 2):** The request of DeLeon & Silvestri Co., Applicant, for Elias DeLeon & Sandra Silvestri, Owner(s), for a change in zoning from "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in C-2 Commercial District and a stone monument retail and wholesale use on Lots 4, 5, 6 and 7, Block 3, NCB 641, 815, 819 and 823 Hoefgen Avenue. Staff recommends denial.

Gabriel Velasquez, representative, stated he would like to request a continuance to meet with the concerned property owners to address their concerns.

**The following citizen(s) appeared to speak:**

Leroy Favela, spoke in opposition.

Ray Martinez, spoke in opposition.

David Arevalo, spoke in opposition.

Staff stated there were 19 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor. Staff mailed 31 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Robbins to recommend a continuance until May 6, 2008.

**AYES: Sherrill, Robbins, J. Valadez, Gadberry, Myers, Wright, Martinez, Gray**

**NAYS: Westheimer**

**THE MOTION CARRIED**

**19. ZONING CASE NUMBER Z2008126 (Council District 7):** The request of Oscar Andres Hernandez, Applicant, for Oscar Andres Hernandez, Owner(s), for a change in zoning from "I-1" General Industrial District to "C-3NA" General Commercial, Nonalcoholic Sales District on Lot 1, NCB 18559, 7905 and 7911 Bandera Road. Staff recommends approval pending Plan Amendment.

Danny Esqueda, representative, the purpose of this request is to conform with existing use. He stated he is agreeable to a two week continuance.

Staff stated there were 8 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend a continuance until May 6, 2008.

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,  
Gray  
**NAYS:** None

**THE MOTION CARRIED**

**20. ZONING CASE NUMBER Z2008130 (Council District 5):** The request of B. Knightly Development & Construction, Applicant, for Newell Commercial Property, L. P., Owner(s), for a change in zoning from "I-2" H RIO 4 Heavy Industrial Historic District and River Improvement Overlay District-4 to "IDZ" H RIO-4 Infill Development Zone Historic District and River Improvement Overlay District with uses permitted in "MF-40" Multi-Family District and "C-3" General Commercial District on a 22.39 acre tract of land out of Lot 17, NCB A-17, 600 Lone Star Boulevard. Staff recommends denial as requested with an alternate recommendation of "IDZ" H RIO-4 with uses permitted in "MF-40" and "C-2" with the following additional uses: bar, beer garden, microbrewery and hotel.

Mark Tolley, representative, stated they would like to amend their request as staff has recommended. He stated they are proposing mixed use development on the subject property.

Staff stated there were 10 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Roosevelt Park Neighborhood Association. Staff mailed 17 notices to the Planning Team.

**FINDING OF CONSISTENCY OF THE MASTER PLAN**

**COMMISSION ACTION**

The motion was made by Commissioner Robbins and seconded by Commissioner Gray to find consistent with the neighborhood plan.

(A verbal vote was taken)

**AYES:** Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez,  
Gray  
**NAYS:** None

**THE MOTION CARRIED**

**COMMISSION ACTION**

The motion was made by Commissioner J. Valadez and seconded by Commissioner Westheimer to recommend approval as amended by the applicant.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**  
**NAYS: None**

**THE MOTION CARRIED**

**21. ZONING CASE NUMBER Z2008105 (Council District 6):** The request of Westover Hills Development Partners, L. P., Applicant, for Westover Hills Development Partners, L. P., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on P-4, P-7, and P-7A, NCB 18820, 9600 Block of Westover Hills Boulevard. Staff recommends approval.

Charles Martin, representative, proposing commercial development on the subject property.

**The following citizen(s) appeared to speak:**

Lothar Harris, spoke in favor.

Larry Romo, spoke in favor.

Emil Moncivais, spoke in favor.

Ron Hall, spoke in favor.

Staff stated there were 79 notices mailed out to the surrounding property owners, 12 returned in opposition and 6 returned in favor and 3 others in opposition outside the 200 foot radius.

**COMMISSION ACTION**

The motion was made by Commissioner Martinez and seconded by Commissioner Wright to recommend approval of rezoning Raba Drive to Portola and from Portola to Hunt Lane.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Martinez, Gray**  
**NAYS: None**

**THE MOTION CARRIED**

**22. ZONING CASE NUMBER Z2008134 (Council District 9):** The request of Pulman, Cappuccio & Pullen, LLP, Applicant, for Twelve Gauge Investments, LP, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "MF-25" Multi-Family District on Lot 9, Block 2, NCB 16053, 14010 Brook Hollow. Staff recommends denial.

Grant Gaines, representative, stated he would like to request a continuance to meet with surrounding property owners to address their concerns. He further stated they are proposing townhome development.

**The following citizen(s) appeared to speak:**

Danny Organ, spoke in opposition.

Rene Diaz, spoke in opposition.

Bill Collins, spoke in opposition.

Nathan Carmines, spoke in opposition.

Staff stated there were 39 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Lorrence Creek Preservation Association.

**COMMISSION ACTION**

The motion was made by Commissioner Wright and seconded by Commissioner Westheimer to recommend a continuance until May 6, 2008.

**AYES: Robbins, J. Valadez, Westheimer, Gadberry, Myers, Wright, Gray**

**NAYS: Sherrill**

**THE MOTION CARRIED**

**23. ZONING CASE NUMBER Z2008138 (Council District 4):** The request of Chuck Christian, Applicant, for Tom and Wendy Ford; Mesquite Holdings, LLC/Herman Ford, Owner(s), for a change in zoning from "I-1" MAOZ-1 General Industrial District, Military Airport Overlay Zone-1, "C-3R" MAOZ-1 Restrictive Commercial District, Military Airport Overlay Zone-1 and "C-2" Commercial District to "C-3R" MAOZ-1 Restrictive Commercial District, Military Airport Overlay Zone-1 on Lot 18, the west 25 feet of Lot 17, Lot 66, and Lot 67, Block 3, NCB 11257, 4028 Southwest Military Drive. Staff recommends approval.

Chuck Christian, representative, proposing auto sales and service.

**The following citizen(s) appeared to speak:**

Gil Castellanos, spoke in opposition.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor

**COMMISSION ACTION**

The motion was made by Commissioner Myers and seconded by Commissioner Gray to recommend approval.

April 15, 2008

12

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Myers, Martinez, Gray**

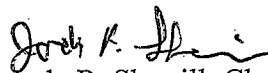
**NAYS: None**

**THE MOTION CARRIED**

**24. ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:25 p.m.

APPROVED:

  
Jody R. Sherrill, Chair

ATTEST:

  
Executive Secretary